

Know all Men by these Presents,

029367

That FSD ASSOCIATES, INC. , A Corporation organized and existing under the laws of the State of Maine, and having a place of business at Waterville, County of Kennebec and State of Maine.

in consideration of ONE (\$1.00) DOLLAR and other Valuable Considerations

paid by **EDGAR W. POND** and **DOROTHY M. POND** , both of Waterville, County of Kennebec and State of Maine

whose mailing address is

119 Evergreen Drive
Waterville, ME 04901

TRANSFER
TAX
PAID

the receipt whereof it do es hereby acknowledge, do es hereby **give, grant, bargain, sell and convey** unto the said

EDGAR W. POND and **DOROTHY M. POND**

as joint tenants and not as tenants in common, their heirs and assigns forever,

The Unit known and designated as Unit #37 in RIDGEWOOD COMMONS CONDOMINIUM, located in Waterville, County of Kennebec and State of Maine, as shown on the Condominium Plats by A. E. Hodsdon, Consulting Engineers, entitled "Ridgewood Commons Condominiums" filed in the Kennebec County Registry of Deeds in Plan File #E-86179 and entitled "Ridgewood Commons Condominiums Phase II" in the Kennebec County Registry of Deeds in Plan File #E-87193. Specific reference is made to the RIDGEWOOD COMMONS CONDOMINIUM Declaration under the Maine Condominium Act of the Revised Statutes of the State of Maine which Declaration is dated March 4, 1986 and recorded in said Registry of Deeds in Book 2919, Page 320 together with the following Amendments which are incorporated by reference herein:

- Amendment to Declaration dated June 30, 1986 and recorded in the Kennebec Registry in Book 2996, Page 275;
- Amendment to Declaration dated September 4, 1986 and recorded in the Kennebec Registry in Book 3018, Page 195; and
- Amendment to Declaration dated October 14, 1987 and recorded in the Kennebec Registry in Book 3251, Page 27.

The aforesaid Plats are Exhibit C to the Declaration. Plans of the Unit (and the other Units in the Condominium) are Exhibit D to the Declaration and are recorded in said Registry in Plan Files E-86180, E-86181, E-86182, E-87194, E-87195 and E-87196.

ANY AND ALL rights, easements, privileges and appurtenances belonging to the Unit are hereby conveyed. This conveyance is subject to the terms, conditions, agreements, covenants, restrictions, obligations and easements contained or referred to in the above-referenced Declaration.

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To have and to hold

the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said EDGAR W. POND and DOROTHY M. POND

32-614

as joint tenants and not as tenants in common, their heirs and assigns, to their own use and behoof forever.

And it does ~~remain~~ with the said Grantees, their heirs and assigns, that

lawfully seized in fee of the premises, that they are free of all encumbrances

EXCEPT AS AFORESAID;

that it does have good right to sell and convey the same to the said Grantees to hold as aforesaid;

and that it and its ^{SUCCESSORS} ~~heirs~~ shall and will **warrant and defend** the same to the said

Grantees, their heirs and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof,

the said FSD ASSOCIATES, INC.

has caused this instrument to be sealed with its corporate seal and signed in its corporate name by Robert Nardi, its President thereunto duly authorized, this

XXXX

~~husband/wife~~ XXXXXXXX

~~joining in this deed as Grantor and relinquishing and conveying all rights by descent and all other rights to the~~
~~above described premises, have hereunto~~ ^{12th} day

of the month of NOVEMBER, A.D. 1987.

Signed, Sealed and Delivered

in presence of

Diane E. Wheeler

FSD ASSOCIATES, INC.



By: Robert Nardi
Its: President

State of Maine, County of

on

NOVEMBER 12, 1987

Then personally appeared the above named

Robert Nardi

and acknowledged the foregoing instrument to be his free act and deed, in his said capacity, and the free act and deed of said Corporation.

Before me,

Diane E. Wheeler

Notary Public
Attorney at Law



RECEIVED KENNEBEC SS.

1987 NOV 17 AM 9:00

RECORDED FROM ORIGINAL

Printed Name, Diane E. Wheeler

COMMISSION EXPIRES 3/24/92